

FINAL PLAT OF  
ZYLSTRA CENTER  
FIRST RE-SUBDIVISION

PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN  
THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND  
SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH,  
AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE  
THEREON INDICATED.

BY: \_\_\_\_\_

BY: \_\_\_\_\_

DATED AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D., 2012.

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND  
FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

\_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE  
THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO BE FOREGOING OWNER'S CERTIFICATE

AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT  
HE OR SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND  
VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D., 2012.

BY: \_\_\_\_\_  
NOTARY PUBLIC

OWNER'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN  
THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND  
SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH,  
AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE  
THEREON INDICATED.

BY: \_\_\_\_\_

BY: \_\_\_\_\_

DATED AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D., 2012.

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND  
FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

\_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE  
THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO BE FOREGOING OWNER'S CERTIFICATE

AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT  
HE OR SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND  
VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D., 2012.

BY: \_\_\_\_\_  
NOTARY PUBLIC

DIRECTOR OF PUBLIC WORKS CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_ DO HEREBY CLARIFY THAT  
THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND  
HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DIRECTOR OF PUBLIC WORKS \_\_\_\_\_

DATED AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D., 2012.

COUNTY CLERK CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I, \_\_\_\_\_ COUNTY CLERK OF KANE  
COUNTY ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES,  
NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE  
LAND INCLUDED IN THIS ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH  
THE ANNEXED PLAT..

GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2012.

\_\_\_\_\_  
COUNTY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID OR FORFEITED  
SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN  
APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

\_\_\_\_\_  
COLLECTOR OF SPECIAL ASSESSMENTS

DATED AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, A.D., 2012.

CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D., 2012.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS.

\_\_\_\_\_  
MAYOR

ATTEST: \_\_\_\_\_  
CITY CLERK

RECORDER CERTIFICATE

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THE \_\_\_\_\_ DAY OF

\_\_\_\_\_, 2012 AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., AND

\_\_\_\_\_  
(COUNTY RECORDER)

PLAN COMMISSION CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2012.

CITY OF ST. CHARLES PLAN COMMISSION

\_\_\_\_\_  
CHAIRMAN

SPECIAL FLOOD HAZARD AREA CERTIFICATE

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED [ARE/ARE  
NOT] LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY/VILLAGE/

COUNTY OF \_\_\_\_\_, ILLINOIS BY THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO.

\_\_\_\_\_, DATED \_\_\_\_\_ A.D., \_\_\_\_\_

\_\_\_\_\_  
ATTEST

MORTGAGEE'S CERTIFICATE

ACCEPTED AND APPROVED BY \_\_\_\_\_, AS MORTGAGEE. DATED

\_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2012.

BY: \_\_\_\_\_  
ATTEST

PUBLIC UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST.  
CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATION UNDER  
FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES,  
INCLUDING BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND  
ASSIGNS, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED  
LINES AND LABELED "PUBLIC UTILITY EASEMENT" ON THE PLAT OF SUBDIVISION HEREON  
DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING,  
REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND  
MAINTAINING UNDERGROUND ELECTRICAL, CABLE TELEVISION, COMMUNICATION, GAS,  
TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS,  
DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND  
ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND  
WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH  
PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS  
ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND  
EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK (HEREIN COLLECTIVELY REFERRED  
TO AS "GRANTEES"), THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEES TO CUT  
DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH  
THE OPERATION OF OR ACCESS TO SAID SEWERS, OR, WITHOUT LIMITATION, UTILITY  
INSTALLATIONS IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS, IN THE  
EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE CITY OF  
ST. CHARLES WILL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION  
INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY  
LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY  
SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE  
DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO  
PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE  
EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES,  
SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID  
USES AND RIGHTS, WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS,  
OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY  
OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR  
SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST.  
CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO  
DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES  
OF THE CITY OF ST. CHARLES.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

THIS IS TO CERTIFY THAT I, ERIC W. BRAND, ILLINOIS PROFESSIONAL LAND SURVEYOR NO.  
035-3706, HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING PROPERTY:

LOTS 3 AND 4 IN ZYLSTRA CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST  
1/4 OF SECTION 29 AND PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40  
NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE RECORDED  
PLAT THEREOF RECORDED APRIL 4, 2006 AS DOCUMENT 2006K035709 AND CERTIFICATE  
OF CORRECTION RECORDED JUNE 28, 2008 AS DOCUMENT 2008K053274, IN THE CITY OF  
ST. CHARLES, KANE COUNTY, ILLINOIS.

THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION  
AND IS WITHIN THE CITY OF ST. CHARLES, WHICH HAS ADOPTED AN OFFICIAL  
COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE  
STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-5, AND THE PROPERTY FALLS WITHIN  
"OTHER AREAS: ZONE X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE  
FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER  
17089C0262H, HAVING AN EFFECTIVE DATE OF AUGUST 3, 2009.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012.

ERIC W. BRAND  
ILLINOIS PROFESSIONAL  
LAND SURVEYOR NO. 035-3706  
ATWELL, LLC  
MY LICENSE EXPIRES 11/30/2014  
"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS  
MINIMUM STANDARDS FOR A BOUNDARY SURVEY"

PROPERTY INDEX NUMBERS  
09-32-230-005  
09-32-230-009

Land Development & Real Estate  
Power & Energy  
Telecommunications  
Infrastructure & Transportation  
Environmental & Solid Waste  
Water & Natural Resources



SECTION 32

TOWN 40 NORTH, RANGE 8 EAST

CITY OF ST. CHARLES

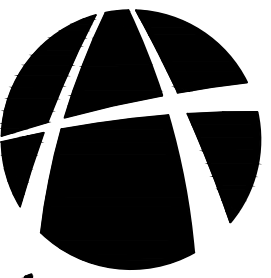
KANE COUNTY, ILLINOIS

CLIENT DISCOUNT TIRE COMPANY

FINAL PLAT OF RESUBDIVISION

DATE 11/02/2012

REVISIONS



SCALE 0 15 30  
1" = 30 FEET

DR. JER  
CH. REW  
P.M. E. BRAND  
CAD FILE:  
12001457FPP-001.DWG  
JOB 12001457  
FILE CODE: FPP-0-01  
SHEET NO.  
2 OF 2